

7643

Washington, DC

Submitted by the US Postal Service

Preliminary and Final



Commission meeting date: March 5, 2015

NCPC review authority: and 40 U.S.C. §8722(b)(1)

Applicant request: Approval of site development plans

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: J. Hinkle

NCPC File number: 5462

Project summary:

The USPS proposes to reconfigure the employee parking area at the Curseen-Morris Processing and Distribution Center located at 900 Brentwood Rd, NE, Washington, DC. Curseen-Morris P&DC is a 680,000 square foot USPS owned facility that is located on a 38.81 acre site. The site is bounded by Brentwood Rd to the east and rail and Metrorail tracks from the North corner of the site down and around to the southeast corner of the site. The majority of the site area is developed with a surplus of parking spaces to meet the facilities existing employee demand. There is a 9.3 acre employee parking lot on the south end of the building providing 1219 employee parking spaces. At the front entrance to the retail portion of the facility, there are 52 customer parking spaces and an additional 69 employee parking spaces. At the north end of the facility, there is a 7.8 acre parking lot for postal vehicles, including trucks and carriers. This is where carrier and truck loading and unloading currently operates.

The current 9.3 acre south parking lot provides 1219 employee parking spaces. With 992 employees, and the facility having access to public transportation, bus stops and metro accessible, 1219 employee parking spaces at the south parking lot are no longer required at this site. The reduced number of employee parking required allows the Curseen-Morris facility to consolidate carriers from a nearby facility. In consolidating carriers, the additional postal vehicles on site will require a secure parking area and pedestrian ramps for loading and unloading of the vehicles. The proposed parking layout will incorporate a secure fenced area for the carrier LLVs and three separate entrances to the secured area from within the existing employee parking lot. This will require the relocation of handicap parking spaces and some employee parking spaces elsewhere in the south parking lot. Currently, the lower end of the south parking lot is unused due to the decline in the number of employees required at this facility. Therefore, the proposed layout will fully utilize that portion of the parking lot for employee parking. With the proposed parking layout, the number of parking spots in the South parking lot will be reduced by 131 spaces.



Project summary (continued):

Any trees or internal islands removed due to the south parking lot reconfiguration will be replaced throughout the proposed parking lot layout. There are currently 16 trees that will need to be removed and displaced, as well as, approximately 13,350 SF of internal island areas with landscaping to be replaced.

The property sits on Brentwood Rd which is off the main transportation network of 9th St surrounding the site. It is not anticipated that the addition of carriers to this facility would have any impact on its adequacy. At one point in time, this facility was at full capacity with employees but due to equipment efficiency over the last few decades the number of employees required has declined, therefore reducing the traffic in and out of the property. By consolidating carriers from another facility, the traffic in and out surrounding the site may increase compared to existing conditions, but shall not exceed the original capacity of the property and surrounding transportation networks.

Additionally, this property has direct access to public transportation which may relieve any employee traffic in and out of the site. There is a metro stop adjacent to the property with a direct walkway to the building and a bus stop on Brentwood Rd with direct access to the building for employees.

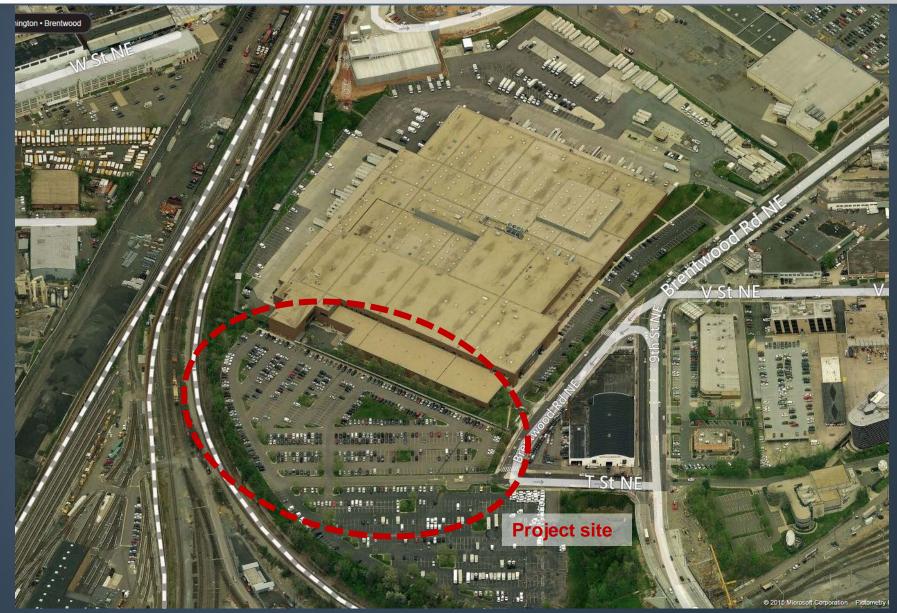
There are no observed Resource Protection Areas ("RPA's") on the site. In the case of this parking modification there will be no increase in impervious area and therefore no modifications to the storm water drainage system is required.

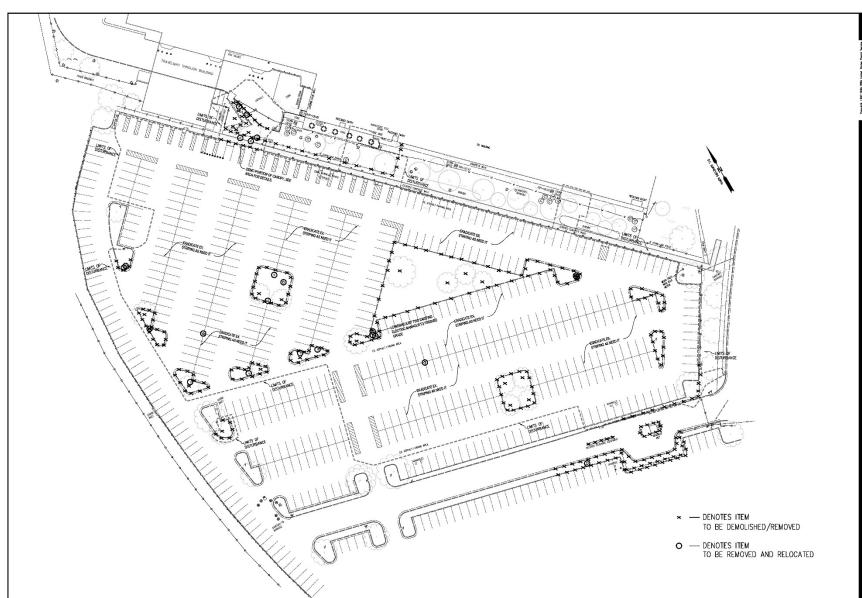




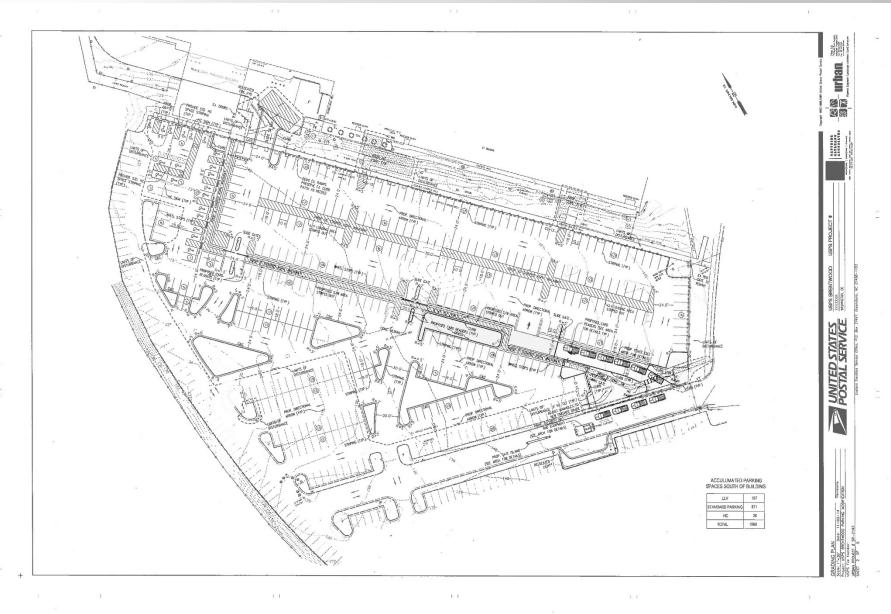














PLANTING SPECIFICATIONS

- Copies of manufacturers page for all manufacturers page for all manufacturers and an advantage manufacturers and an advantage manufacturers and an advantage of the decreep of the speed, organic matter and so all entire to be speed.

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- 3. Delivery Storage and Handling:

- Define trees and shrube after preparation by platforthy have been comprised. Do not bend, beth or is tree or should in such a course in so carriery to such transfers an destry manual about. If which the such as the shadow and results and such as the such as the such as the such as the shadow and results and such as the such as the such as the shadow and such as the such as the
- d. Plants shall be iffed and handled from the selborn of the ball only.
- e. Do not remove container-grown stock from containers until planting fine.
- Before planting, determine that areas to receive plant material have adequate subdrainage
- The landscape contractor in responsible for dissinage facts as necessary to identify any problems price beginning planting operations. Upon commercement of planting operations the landscape contractors asserted in the statement of the dissinance responsibility for self conditions.
- b. Dig planding plus to full depth and dimensions indicated on drawings.
- c. At bettern of planning all, example reclampdar (bit II below by 12 house by 18 house does). Calcify por visite his analytic to a sign of 6 house improvings (b) 3-30 gallon). Hest the enumer to easily be 10 as sign of 6 house improvings (b) 3-30 gallon). Hest the enumer to easily be 10 completely asserted. Child his modal by 6 lands the servings and 6 scappion (b) 1 lact of valor. When ord of advantages on example (b) industry per each, notify owner immediately for delection on the to provide.
- 5. Planting shall be done only within the following dates except as approved by Owne a Decisions Times and Shouts: March 1 to May 31 and Circular 15 in December 15.
- b. Evergmen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
- All pitrit material shall be guzzariead by the Contractor for a period of 1 year from the care final acceptance to be in good, healthy and flowfoling condition.
- Natorials for Planding:
- Mulch shall be double stredded herd-vool bark, Submh sample for approval. Wateral shall be mulching grade, self ann in size and free from sample martor.
- b. Leaf Compost shall be screened and free of leash,
- c. Call Mesh (geo-lectile blanket) shall be natural face geo-lectile seven meah composed of 100% collegen from coccount floor) year, corculating 41% Lighth and 65% Callulosa. Opening in the meah shall be 1 hors square (powning) by 2-increase links. Year count per years shall be 42 mays x 37 web. Falsot stands as turning shall be 42 floor 100 floor.
- Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal
- Facilities shall be commercial feelings or commercial results on the property of the property
- Solt Mic shall consist of 34 existing soil and 14 composited pine bark times or other approved organic matter, by volume.
- E. Plant Margrinis (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):
- Plants shell be nursery grown in accordance with good horicultural predices. Plants shall either be bbaland from local noneries and/or others, which have self (heavy day) and climatic conditions similar to these in the locality of the project. Plant material grown in sarray, well-crained set will not be approved for this project.
- b. Plants shall be true to species and redictly and unities specifically noted otherwise all plants shall be of specimen quality, exceptionally insery, symmetrical lightly-lant plants, so trained or favored in their development and apparators as to be superior to tors, number of branches, compactness and

- Plants shall be sound: healthy and vigorous, well translated and densely foliated when in load, the of disease, insect pests, eggs or larvee and shall have healthy verif-developped root systems. They shall be the from physical damage or any conditions that would prevent driving health and the disease appearance
- Trees, which have a diamaged or provided leader or multiple Herders, unless specified in the plant liet, will be rejected. Trees with abrassion of the bark, our scalad disligating leads on pruning customore tran 1 1M inch
- Plants shall conform so measurement's spocified for the giant is deal injected by the plants being then spocified may be used if increpable to the Landange Architect of comer. Use of such plants shall not increase the current price. Flarger plants are amounted, the nest ball south he shad for the binger plant.
- Caliper Measurement: Shall be taken at a point on the frunk 6 inches above netural ground trees up to 4 inche Garneter, and at a point 12 inche above the natural ground line for large
- Plants shall be measured when branches are in the normal position. Height and spread dimensions appealled relief to the main tody of the plant and not flore branch tip to tip.
- Preparation of Areas for Planting:
- Sources. Should below and Heispea on scopes of 2.1 or less, Loppon soil in the area of aring plant bed or holigone to a clopin of 8 factor inflations with a scottline. And soil amendments and modell sights to a depth of 6 factor. Exclusive plant plant and indept servolum a religion of 20 factor of their bar handood fading to the root on all siries. The depth should be sufficient to allow should be still 2 victors above finished pade.
- Stend Bleds on Slippes of Greson than 3.11. Amend soil as stores. Somed coir menh scross entire sens of should be in steep scope area per manufacture's populationals. Excesses plant pit through ook mech a reliefacture of 1.21. Amend and 1.21. Amend and
- Graundcover on Stopes of Grazilar than 2-1: Amend golf as show or by hand as required, Symael last compact to 3 horizon in depth immediturally polar by backing our meets. Symael coin meets receive are and grownshown bed in steep object many per consultativistic specifications. Each yound cover anal be placed in an Individual planting pil planted through the biodegrapable netting.
- crosion Corcrol Material and Planting on Steep Slopes Material meeting the requirements of the specifications shall be installed unit maintained on the dealphrase erea as shown and specifies. The seces to be covered with the prepared and ferillated as apposited below the measion material is shaded. Immediately prior as the perioding operations, the material shall be failed evenly, smoothly and in contact with this soft throughout.
- b. Lay enailor, cerimi exacelate with one high nominal openings in accordance with manufacturer's instructions. Unnel in direction of water flow. Overlap shoest by at least 6 bothes. When sinjour are to be spilosed irregitheles, overlap sinjos by 8 hothes. Usgrade section shall be on imp of all spiloses.
- The Contractor shall maintain and protect the arealon control metallic until the final inspection. Maintenance shall consist of metals makes necessary by expoint whice or any other clause. Policyleigh her includional of distancial exists under plast the other journations enter stabilizations regulated to sent the original implications are maintained until the field has been appealed or registract to sent the original implications are maintained until the field has excellent.
- Several Plant Installation Excavation: Excavatio all tree pills and planting oreas to the width and dispersioner in the planting details.
- Cerver plant is pit and orient for the best visual effect. Set plants plumb and had rigidly in position until sell has been tamped firmly around root ball.
- Mix soil amendments and familions with existing soil in accordance with soil recommendations for plant type: based upon sail test results as approved by Owner. Delay mixing of familion if planting witlest occur within a few says.
- Bandill pla with planding soll not, consisting of 2/3 existing soll and 1/3 organic material, and forditor, until text-thirds LEE. Targo not make socitative charactly to solds soll. After and soldes, till at with remaining planding soll risk, value and shape sources as that it shops to draft from took and matches ground at existing organization.
- Madel within 46 hours after planning and after applying the pro-energiest institution, except ground cover areas princip total their engratic material placed others planning, sets a 7-layer of madel inmodelate; when planning. All had feels which all or cut when among contrablent dops in a innimum decid of 3 homes. Knop makin and of the crosses of structus and of fueldings, idenvalue light cancelates, and other obscuraces.
- All planting areas to conform to specified grades after full settlement has occurre applied. Provide saucers around tree pits as shows on planting details. Hemo sarings, esc. from all plants.

12. Permanent Seeding or Spoding for Grass Areas:

- s. Lawn Seed or Sod varieties shall be an improved variety tariftype tall feecus bland. The lendscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
- Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.
- 14 Maintenance shall begin immediately effor each plans and fewn erra is installed and shall continue until 90 days after final societance of the fest section.

UNITED STATES POSTAL SERVICE

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DSCAPE PLAN AND DETAILS
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